

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: November 1, 2005
Public Hearing: November 22, 2005

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 5

SUBJECT:

An Ordinance changing the zoning of a portion of Section 41, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from C-3/c (Commercial/condition) to R-5/c (Residential/condition). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Subject Property: 3300 Block of Saul Kleinfeld. Applicant: Camino Real Investments I, Ltd. ZON05-00086 (District 5)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF SECTION 41, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM C-3/C (COMMERCIAL/CONDITION) TO R-5/C (RESIDENTIAL/CONDITION). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of Section 41, Block 79, Township 2, Texas and Pacific Railroad Company Surveys*, more particularly described in Exhibit 'A', be changed from C-3/c (Commercial/condition) to R-5/c (Commercial/condition), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2005.

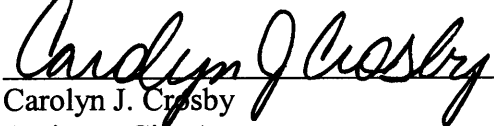
THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



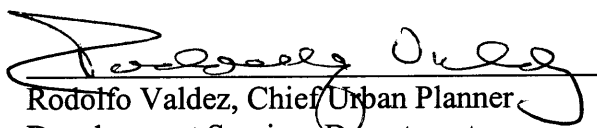
Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Development Services Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

Being a portion of Section 41, Block 79,
Township 2, Texas & Pacific Railroad Surveys,
City of El Paso, El Paso County, Texas
Prepared for: Southwest Land development Services Inc.
August 17, 2005

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 41, Block 79, Township 2, Texas & Pacific Railroad Survey, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a existing city monument at the centerline intersection of Oxcart Run Street and Edgemere Blvd.; Thence along the centerline of Edgemere Blvd. 122.79 feet along the arc of a curve to the right whose radius is 1560.00 feet whose interior angle is $04^{\circ}30'35''$ whose chord bears North $80^{\circ}45'06''$ West a distance of 122.76 feet to a point; Thence continuing along said centerline 378.94 feet along the arc of a curve to the left whose radius is 1883.85 whose interior angle is $11^{\circ}31'31''$ whose chord bears North $84^{\circ}15'35''$ West a distance of 378.31 feet to a point, thence continuing along said centerline South $89^{\circ}58'40''$ West a distance of 194.99 feet to a point, thence leaving said centerline South $00^{\circ}23'21''$ East a distance of 60.00 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the Southerly right of way line of Edgemere Blvd. as dedicated by plat of Vista Real Unit Three Amending Subdivision recorded in volume 74, pages 30, 30A & 30B, Plat records of El Paso County, Texas for the "TRUE POINT OF BEGINNING";

Thence along said right of way line North $89^{\circ}58'40''$ East a distance of 194.60 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152;

Thence continuing along said right of way line 205.14 feet along the arc of a curve to the right whose radius is 1823.85 feet whose interior angle is $06^{\circ}26'40''$, whose chord bears South $86^{\circ}48'00''$ East a distance of 205.03 feet to a set chiseled V on concrete on the westerly boundary line of block 59, Vista Real Unit Five recorded in volume 74, pages 24A & 24B, plat records of El Paso County, TX.;

Thence along said boundary line South $00^{\circ}24'40''$ East a distance of 763.30 feet to a nail set on rock wall on the northerly boundary line of block 59, Vista Real Unit Five;

Thence along said boundary line South $89^{\circ}58'40''$ West a distance of 649.53 feet to a chiseled V set on concrete sidewalk on the easterly right of way line of Saul Kleinfeld Drive;

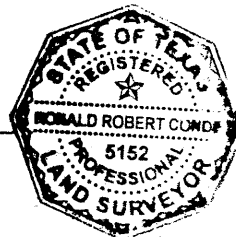
Thence along said right of way line North $00^{\circ}23'21''$ West a distance of 439.82 feet to a point;

Thence leaving said right of way line North $89^{\circ}58'40''$ East a distance of 250.00 feet to a point;

Thence North $00^{\circ}23'21''$ West a distance of 335.00 feet to the "TRUE POINT OF BEGINNING" and containing in all 418,610 Sq. Ft or 9.61 Acres of land more or less.

NOTE: Bearings based on centerline monumentation on Edgemere Blvd. and Oxcart Run St. per plats of Villa Del Este Unit Three Amending Subdivision as Recorded in Volume 74, Pages 30, 30A, and 30B, and Vista Real Unit Five recorded in volume 74, pages 24A and 24B, Plat Records of El Paso County, Texas.

R R C
Ron R. Conde
R.P.L.S. No. 5152



Job# 705-25
R.C.

EXHIBIT "A"

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79935 / (915) 592-0283

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DEPUTY DIRECTOR



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

October 24, 2005

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Christina Valles, Planner II

SUBJECT: ZON05-00086

The City Plan Commission (CPC), on October 20, 2005, voted **7-0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this application.

Attachment: Location Map, Site Plan.

STAFF REPORT

Rezoning Case: ZON05-00086

Property Owner(s): Camino Real Investments I, Ltd.

Applicant(s): Camino Real Investments I, Ltd.

Representative(s): Conde, Inc.

Legal Description: A portion of Section 41, Block 79, Township 2, Texas and Pacific Railroad Company Surveys

Location: Edgemere Boulevard and Saul Kleinfeld

Representative District: # 5

Area: 9.61 Acres

Present Zoning: C-3/c (Commercial/condition)

Present Use: Vacant

Proposed Zoning: R-5/c (Residential/condition)

Proposed Use: Residential

Recognized Neighborhood Associations Contacted: Eastside Civic Association & Album Park Preservation Association

Surrounding Land Uses:

North -	C-3/c (Commercial/condition) / Vacant
South -	R-5/c (Residential/conditions) /Single-family residential
East -	R-5/c/sp (Residential/condition/special permit) / Single-family residential
West-	C-1/c (Commercial/condition), R-3A/sp (Residential/special permit) / Vacant, Single-family residential

Year 2025 Designation: Residential (East Planning Area)

**CITY PLAN COMMISSION HEARING, OCTOBER 20, 2005
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ITEM # 5

Zoning Case: ZON05-00086

General Information:

The applicant is requesting a rezoning from C-3/c (Commercial/condition) to R-5 (Residential/condition) in order to permit residential. The property is 9.61 acres in size and is currently vacant. The proposed site plan shows 48 residential lots to be located on the site. Access is proposed via Edgemere Blvd. and Saul Kleinfeld Dr. There is a condition on the property that requires all medians on Edgemere Blvd. between Saul Kleinfeld and Joe Battle be landscaped.

Information to the Commission:

The Planning Department has received **one call in support** of this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from C-3 (Commercial/condition) to R-5 (Residential/condition).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide a wide range of housing types that respond to the needs of all economic segments of the community.”

The Year 2025 Projected General Land Use Map for the East Planning Area designates this property for Residential land uses.

R-5 (Residential) zoning permits a residential and **is not compatible** with adjacent development.

The Commission must determine the following:

- A. Will the R-5 (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will residential be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Division Notes:

Meets lot and yard standards for single family dwelling units only.

Land Development Section Notes:

No Comments.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

No Comments.

El Paso Water Utilities Notes:

No objections.

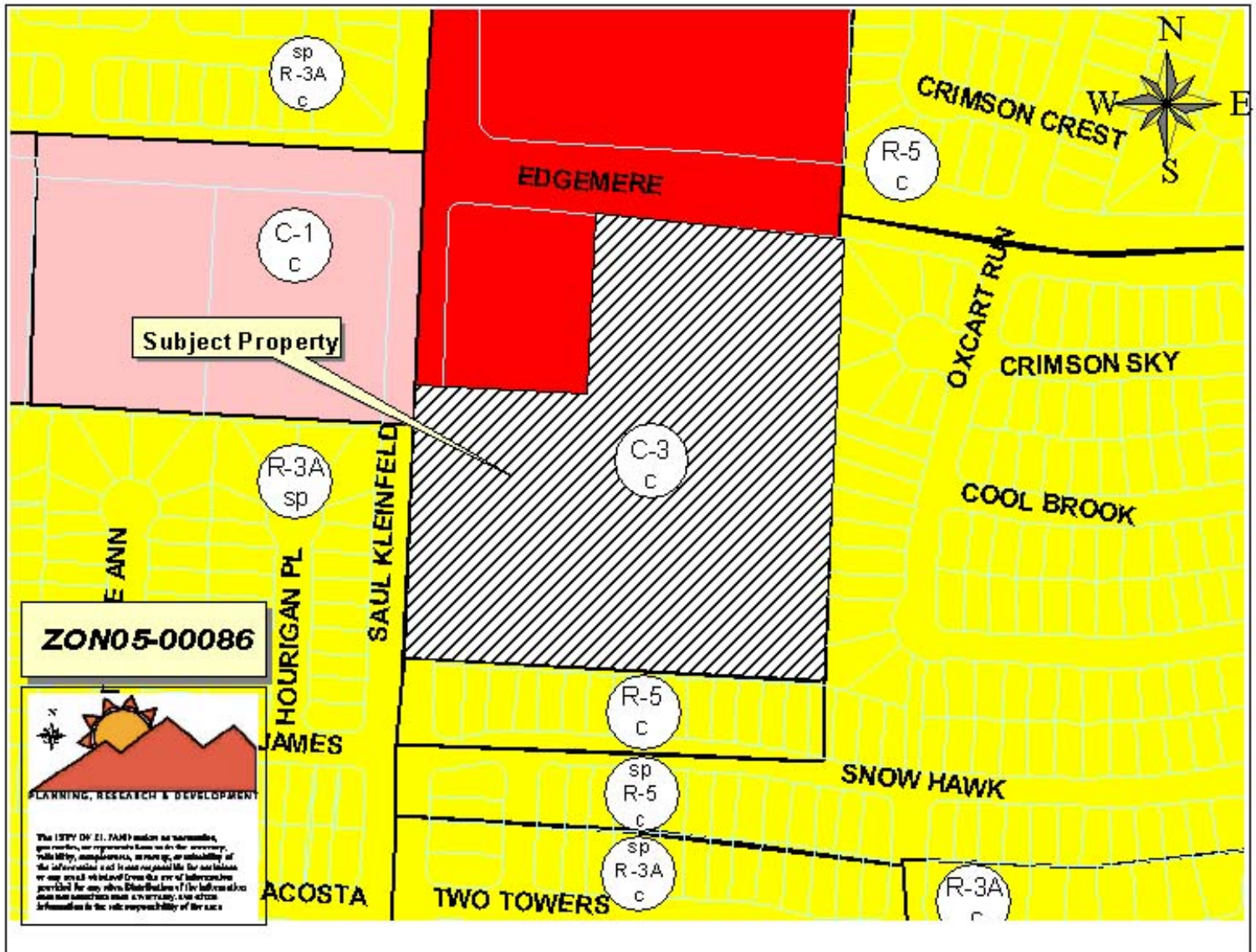
Planning Division Notes:

Recommend approval of this request for rezoning.

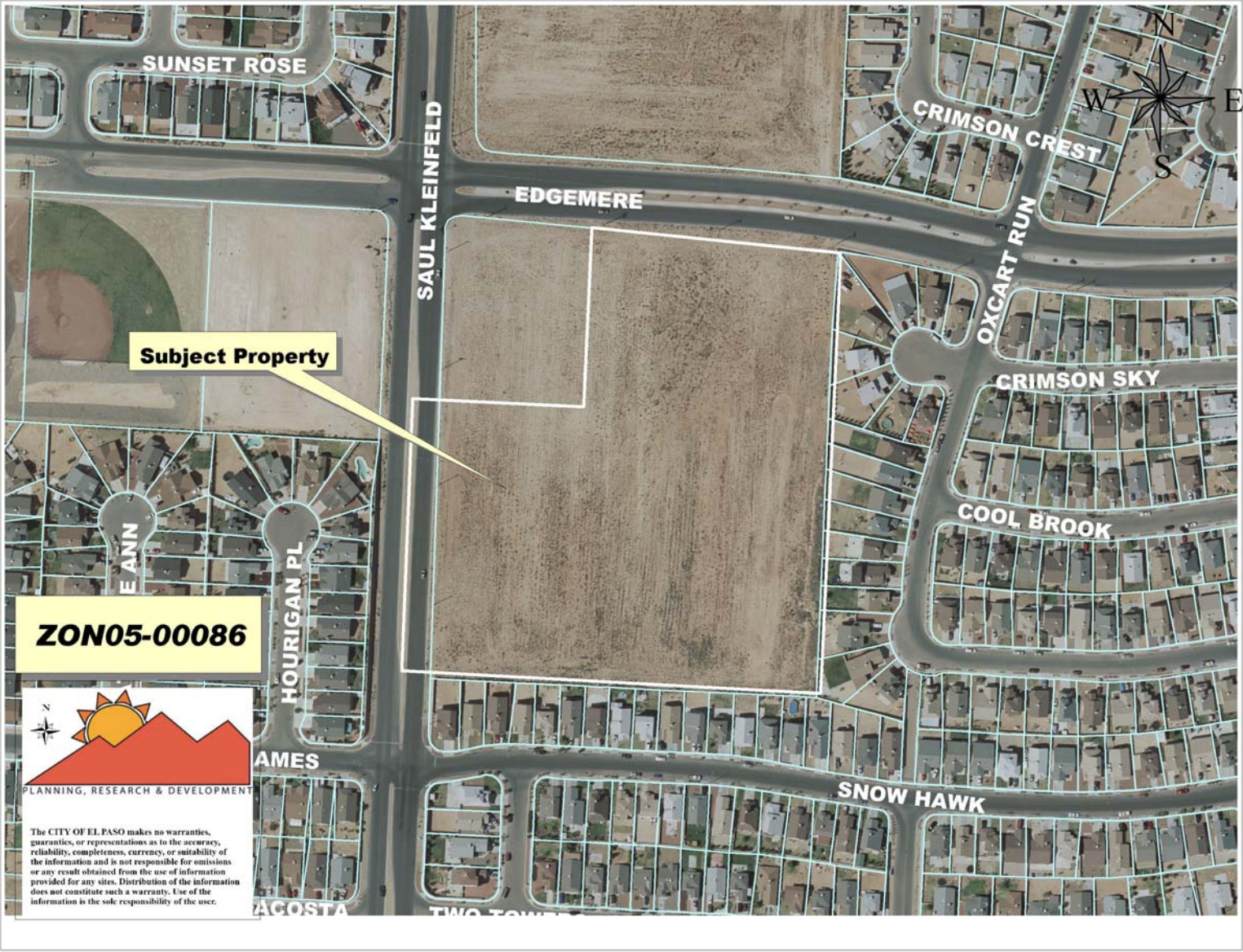
ATTACHMENT: Site Plan; Location Map.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



SITE PLAN

